



# The Long & Foster Market Minute™

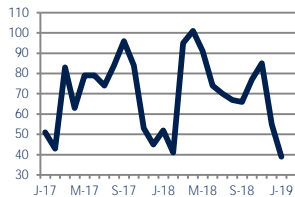
**Focus On:** Bethany, Fenwick, and Ocean View Housing Market

January 2019

Zip Code(s): 19930, 19944, 19970 and 19967

## Units Sold

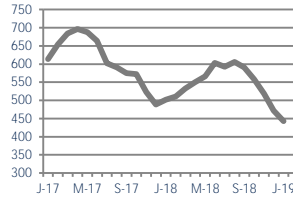
39



Down -25%  
Vs. Year Ago

## Active Inventory

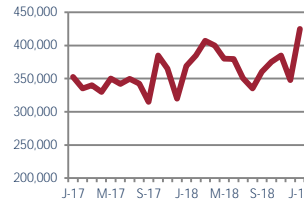
443



Down -12%  
Vs. Year Ago

## Median Sale Price

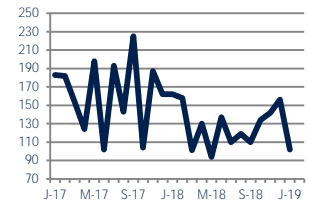
\$425,000



Up 15%  
Vs. Year Ago

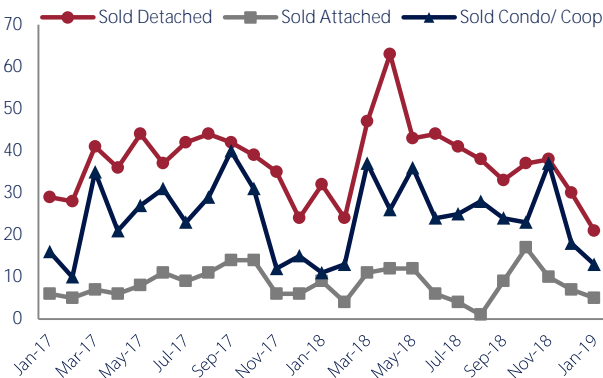
## Days On Market

102



Down -37%  
Vs. Year Ago

## Units Sold\*



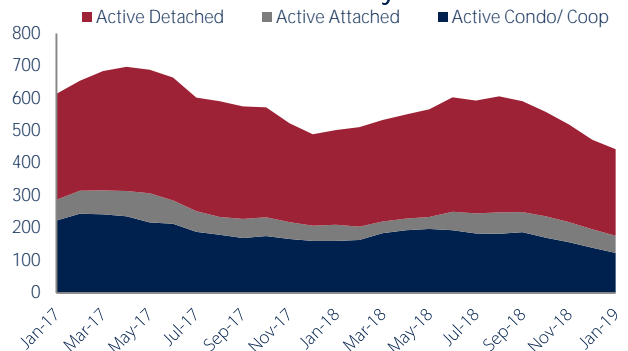
## Units Sold

There was a decrease in total units sold in January, with 39 sold this month in Bethany, Fenwick, and Ocean View versus 55 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 25% versus January 2018.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 12%. The total number of active inventory this January was 443 compared to 502 in January 2018. This month's total of 443 is lower than the previous month's total supply of available inventory of 472, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last January, the median sale price for Bethany, Fenwick, and Ocean View Homes was \$369,019. This January, the median sale price was \$425,000, an increase of 15% or \$55,981 compared to last year. The current median sold price is 22% higher than in December.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethany, Fenwick, and Ocean View are defined as properties listed in zip code/s 19930, 19944, 19970 and 19967.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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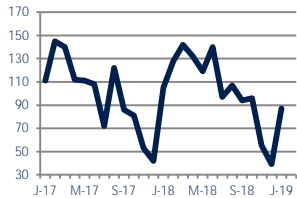
## Focus On: Bethany, Fenwick, and Ocean View Housing Market

January 2019

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### New Listings

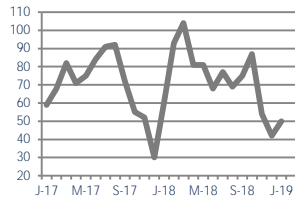
87



Down -17%  
Vs. Year Ago

### Current Contracts

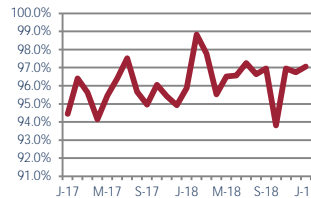
50



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

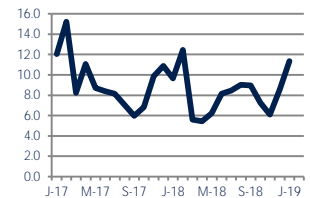
97.1%



Up 1.2%  
Vs. Year Ago

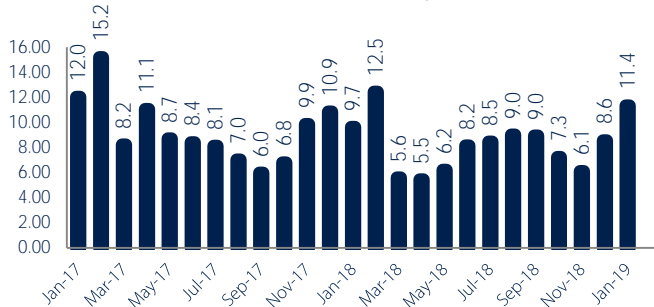
### Months of Supply

11.4



Up 18%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

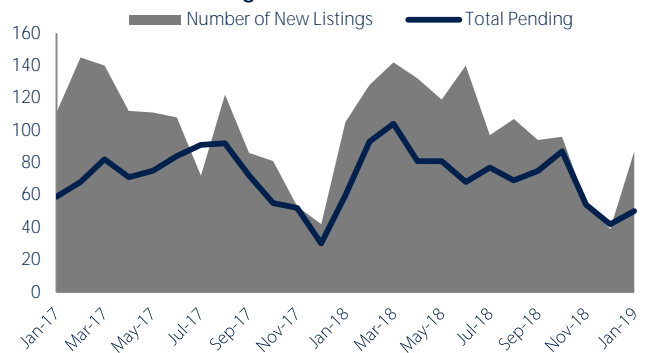
In January, there was 11.4 months of supply available in Bethany, Fenwick, and Ocean View, compared to 9.7 in January 2018. That is an increase of 18% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

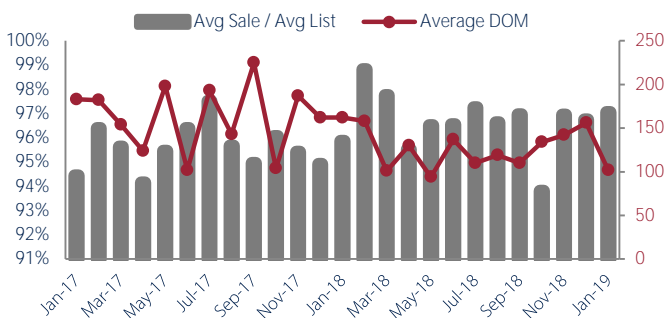
### New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Bethany, Fenwick, and Ocean View compared to 105 in January 2018, a decrease of 17%. There were 50 current contracts pending sale this January compared to 60 a year ago. The number of current contracts is 17% lower than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Bethany, Fenwick, and Ocean View was 97.1% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 102, lower than the average last year, which was 162, a decrease of 37%.



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